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**Kennedy East and West
Neighbourhoods**

Background Planning Study



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City of Hamilton
KENNEDY EAST AND WEST NEIGHBOURHOODS
BACKGROUND PLANNING STUDY

PREPARED BY:
MILENOV ASSOCIATES,
ARCHITECT AND PLANNERS
APRIL 1986

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INTRODUCTION

This "Background Planning Study" is a compilation of data gathered and analyzed to provide a basis on which the preparation of future planning policies for the Kennedy East and West Neighbourhoods may be undertaken.

The analysis and conclusions reached in the document are those of Milenov Associates, Architect and Planners, Planning Consultants.

Much of the data presented was obtained from reports and documents obtained from the Regional Municipality of Hamilton-Wentworth, City of Hamilton and its various departments.

Milenov Associates undertook a "windshield survey" of the study area in October 1985, at which time data was compiled on various aspects of land uses.

The up-to-date mapping was obtained from the Regional Municipality of Hamilton-Wentworth, Planning and Development Department.

Although the study on Planning for Energy Efficiency in Neighbourhood Design was reviewed, it was felt that the existing pattern of the residential built-up area takes the advantage of the orientation. Any future expansion of this residential area would, most likely, take place along the extended local road systems which already allow for an increase in the energy efficiency in the dwelling units.

We assumed that the parcels owned by the St. Elizabeth Home Society will be developed as an extension of the existing Retirement Village, the development which at present is the biggest concentration of the renewable energy features in the country. In addition, the orientation is only one factor in the urban design for a specific development such as a retirement village. We would therefore suggest that these matters be addressed at the actual design stage.

For the reason of clarity, both Kennedy East and Kennedy West Neighbourhoods will be referred to as one Neighbourhood in this report.

SUMMARY OF FINDINGS

An Examination of the data pertaining to the Kennedy East and West Neighbourhoods revealed that approximately one third of the area is already built-up as a stable residential Neighbourhood. The remaining undeveloped land is divided into three areas, one owned by the City of Hamilton and the Board of Education, the second one by St. Elizabeth Home Society and the third by a private individual, the only area open for possible future residential development.

The following is a summary of the major planning issues which were identified in the study:

- In both, the Hamilton-Wentworth Official Plan and the City of Hamilton Official Plan, lands are designated for residential and related uses.
- The City of Hamilton Official Plan designates certain areas for Open Space and Major Institutional. These lands are owned by the City of Hamilton and The Board of Education.
- The developed part of the Neighbourhood is zoned, in comprehensive Zoning By-law, for the uses that exist and appears appropriate for the future uses.
- The undeveloped part of the Neighbourhood is protected with the agricultural zoning requiring a change in zoning for any future development.
- The existing land tenure predetermines the options for future development
 - a) the development of publicly owned lands for possible school and park uses should not be considered for development in the near future.
 - b) lands owned by the St. Elizabeth Home Society should be developed as a logical extension of the Retirement Village.
 - c) the remaining lands could be developed for residential uses compatible with the existing residences, or for specific needs of Senior Citizens as part of the planned retirement community.

- There are no environmental constraints to future development. Soil types identified in the study can sustain residential type of development. However, for a substantial building such as a school, a further soil analysis must be undertaken.
- The population growth or decline within the Neighbourhood will not have influence on the future development. A limited number of dwelling units available for future development will be built over a period of time as an extension of the existing development. It is evident that the increasing number of people in the seniors age group will be looking for alternative type accommodation, which the expanded St. Elizabeth Village will be able to provide.
- It appears that the Community Facilities and Services as they exist today will be able to accommodate a modest population increase in the future other than library services.
- The existing pattern of the Neighbourhood and the existing land uses will dictate the future development to the extent that it will become an expansion of the existing uses.
- The existing local road system will have to be extended westerly or terminated in the form of cul-de-sacs.
- The future development will require an extension of the existing utilities.

1. JURISDICTION

1.1 Status

Kennedy East and West Neighbourhoods are two of 137 Neighbourhoods that the City of Hamilton has been organized into.

The development of the Neighbourhood is governed by the Region of Hamilton-Wentworth Official Plan, City of Hamilton Official Plan and the City of Hamilton Comprehensive Zoning By-law. These documents are governed by the provisions of the Planning Act, 1983.

1.2 BOUNDARY

Kennedy East and West Neighbourhoods are surrounded by Rymal Road West (Hwy.No. 53) on the north, Upper James Street on the east, Hamilton City Limits on the south and Carpenter Neighbourhood on the west. A graphic illustration of the boundary as described above is shown on Figure 1.1.

1.3 LAND USE CONTROLS

Land use controls are exercised by the following documents.

1.3.1 The Regional Municipality of Hamilton-Wentworth Official Plan.

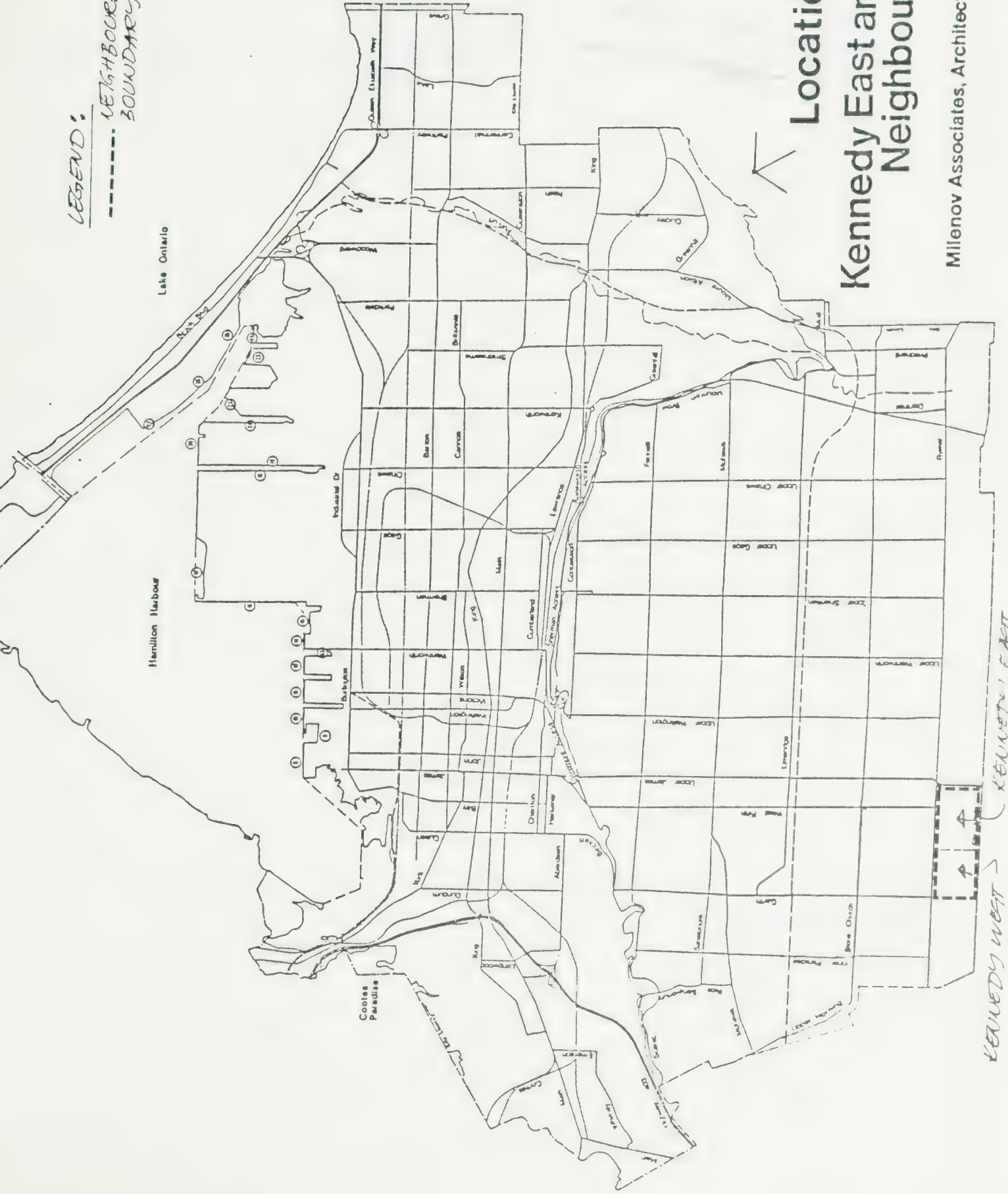
The Regional Municipality of Hamilton-Wentworth Official Plan was adopted by Regional Council on June 17, 1980, and approved by the Minister of Housing on June 26, 1980. It designates the Neighbourhood for residential and related uses. The Plan also designates Rymal Road West (Hwy. No. 53) as a regional road, Upper James Street and the West 5th Street Extension as arterial roads.

1.3.2 The City of Hamilton Official Plan

The City of Hamilton Official Plan was adopted by City Council on May 11, 1982, and approved by the Minister of Municipal Affairs and Housing on June 1, 1982. Figure 1.2 illustrates the designation for Kennedy East and West and the surrounding Neighbourhoods. The Official Plan designates most of the Neighbourhood for residential land uses.

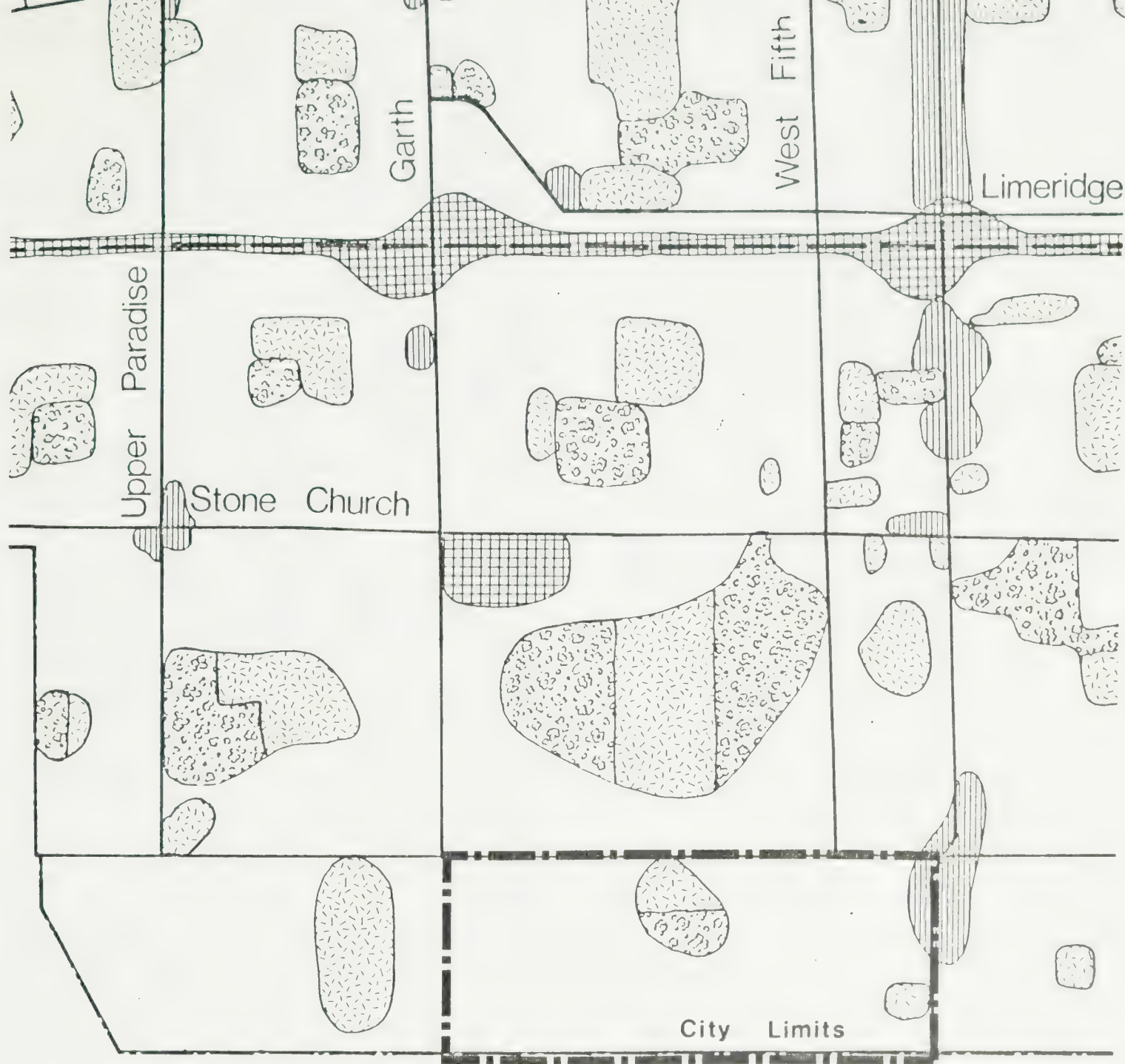
LEGEND:

--- NEIGHBOURHOOD
BOUNDARY

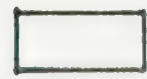




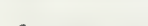


Location Map Kennedy East and West Neighbourhoods

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LEGEND:

-  RESIDENTIAL
-  COMMERCIAL
-  OPEN SPACE
-  MAJOR INSTITUTIONAL
-  UTILITIES
-  NEIGHBOURHOOD BOUNDARY

SOURCE: OFFICIAL PLAN, SCHEDULE A, 1983

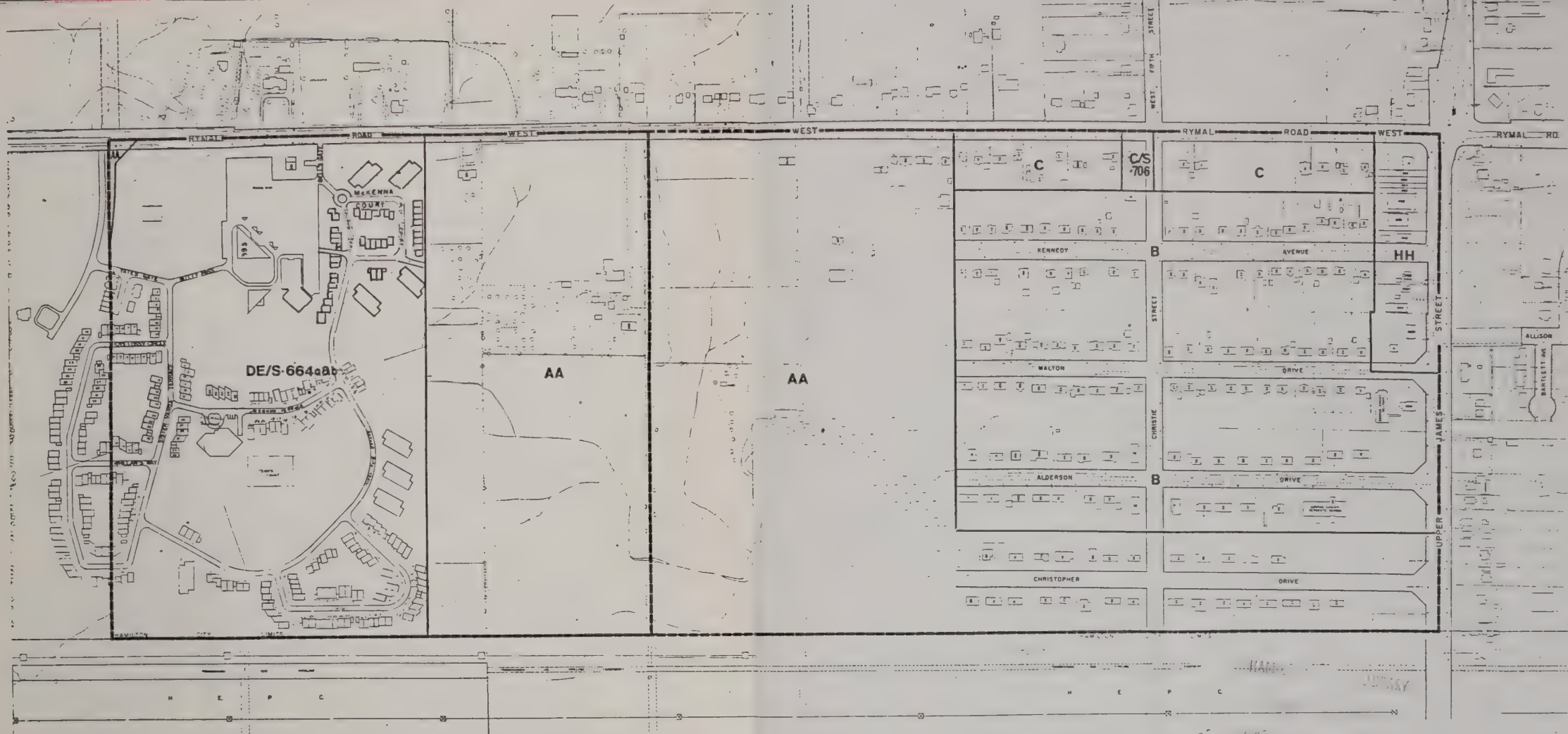
Official Plan Kennedy East and West Neighbourhoods

Milenov Associates, Architect and Planners



Figure

1.2

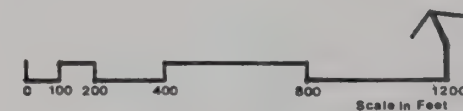


LEGEND:

- AA AGRICULTURAL
- B SUBURBAN AGRICULT. & RESID.
- C SINGLE FAMILY RESIDENTIAL
- HH HIGHWAY COMMERCIAL
- DE/S-664 ST. ELIZABETH RETIREMENT VILLAGE

Zoning Kennedy East and West Neighbourhoods

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Figure

A small area along Upper James Street, south of Rymal Road is designated for commercial purposes as a part of a commercial designation in the three surrounding Neighbourhoods. There is also an area designated Open Space and Major Institutional.

1.3.3 Draft Official Plan Ammendment 28

Draft Official Plan Ammendment 28 currently awaiting Provincial approval makes additional changes to the Official Plan. Once the ammdement is approved, the Neighbourhood Plan will conform to the Official Plan.

1.3.4 Comprehensive Zoning By-law

By-law No. 6593 as amended by By-law No. 9895, regulates the Zoning in the Neighbourhood. The zoning categories are shown on Figure 1.3.

The existing residential area shown on Figure 1.3 is zoned B - Suburban Agricultural and Residential, with a minimum lot width of 20 m and an area of 1,100 m².

The second largest area is zoned AA Agricultural. The minimum lot size permitted in this zone is 12,000 m² with a minimum lot width of 60 m. The permitted uses are:

- farming uses
- single or two family dwellings
- recreational uses
- institutional uses
- public uses
- commercial uses

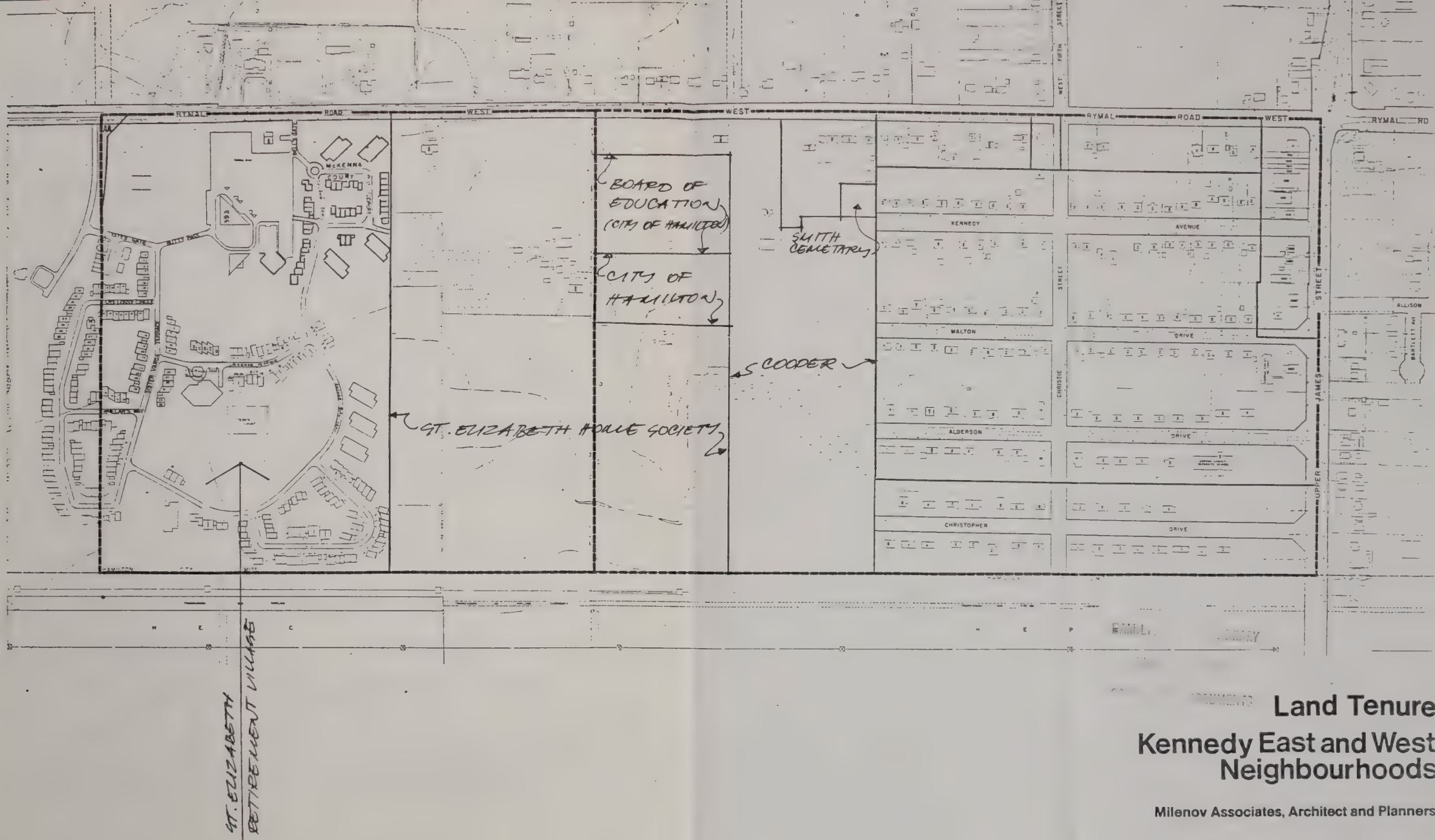
An area fronting Rymal Road West is zoned C-Single Family Residential (Urban Protected Residential.)

West of Upper James Street, between Rymal Road and Malton Drive, the zone category indicated on Figure 1.3, is Highway Commercial. Existing St. Elizabeth Retirement Village is zoned DE/S 664 a & b.

1.4 LAND TENURE

There are basically two prevailing forms of land ownership in the Kennedy East and West Neighbourhoods: private ownership and publicly owned lands. Figure 1.4 illustrates the division of these forms of ownership.

The rental system of housing units in St. Elizabeth Village is unique in Canada. The resident, who must be over 55 years of age, purchases a 21-year prepaid base rent lease. Should he or she vacate the house before the 21-year lease is up, the remaining years are sold to the next resident, at a negotiated price, by the first tenant. The second or subsequent resident must then buy from the Owner, the Society, a lease for the remaining years to make up a total of 21 years. Alternatively, the Society will buy the remaining years at a price proportionate to the unused time,



Land Tenure Kennedy East and West Neighbourhoods

Milenov Associates, Architect and Planners

minus restoration expenses. If, however, the resident occupies a house for 21 years, the lease is extended for life for the amount of \$1.00. For prospective residents of 75 years of age and over, there is a 12-year lease which is 65% of the 21-year lease.

2 ENVIRONMENTAL OVERVIEW

2.1 Topography and Drainage

Lands in the undeveloped areas of the Neighbourhood are gently rolling with a low-lying marshy area in the middle. Several natural courses drain into this area which then generally drains in a southerly direction as indicated on figure 2.1.

2.2 Soils

Soil survey completed for St. Elizabeth Village development immediately to the south indicated the soils that range in type from silt loam over clay to lacustrine silty clay loam and silty clay.

These soil types are generally acceptable for development.

Sources: Ecoplans Ltd., Soil Survey for St. Elizabeth Home Society, lots 3 and 4, concession 1, Township of Glanbrook, April 1985.

2.3 Climate

The information provided below is for the City of Hamilton:

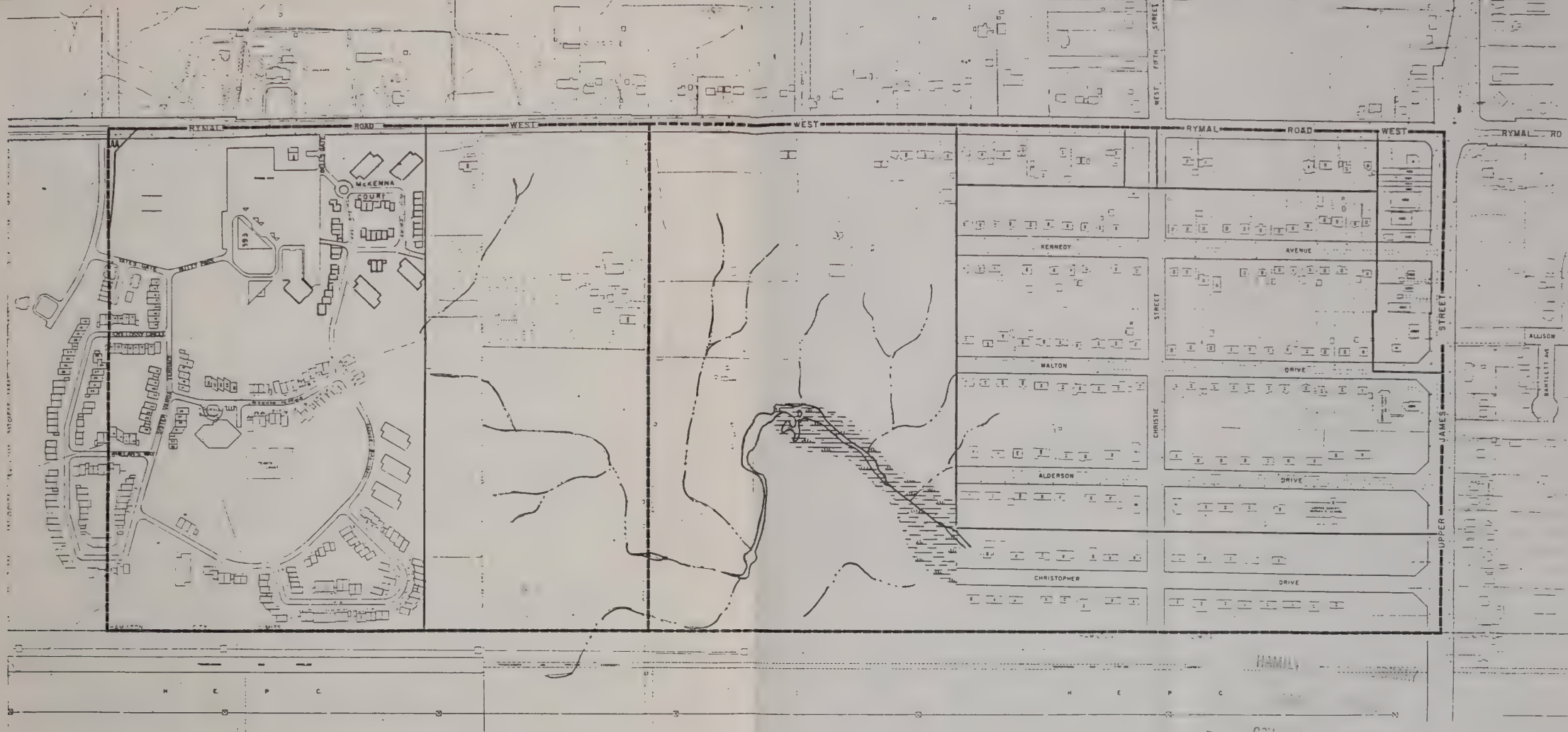
Annual mean daily temperature	7.7oC
January mean daily temperature	-5.9oC
July mean daily temperature	20.6oC

Average rainfall	66.9cm
Average snowfall	127.5cm

Source: Ecochart, Planning and Development Department
Hamilton-Wentworth Region.

2.4 Noise and Air Pollution

Except for Rymal Road and Upper James Street there are no existing land uses in the vicinity of the Neighbourhood which are a potential source of air and noise pollution.



Topography and Drainage Kennedy East and West Neighbourhoods

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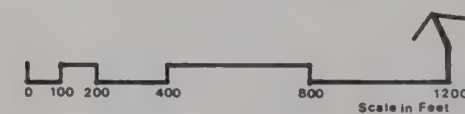


Figure 2.1

2.5 Vegetation

A site visit in October 1985 revealed that most of the low-lying undeveloped area of the Neighbourhood is covered with tall grasses, shrubs, cattails and small trees. Some mature trees are lined along the sides of the existing residential streets. Small orchards were evident in the middle of the Neighbourhood. The rest of the undeveloped land was used for agricultural purposes and planted with corn crops.

2.6 Sanitary Landfills and Garbage Dumps

The sources outlined below did not indicate any evidence of dumping or landfill in the Neighbourhood.

Sources: City of Hamilton, Public Works Department
Hamilton-Wentworth Region, Engineering Dept.
Ministry of the Environment, Hamilton

2.7 Natural Resources and Environmentally Sensitive Areas

City of Hamilton Official Plan does not indicate any area within the Neighbourhood as environmentally sensitive or hazard areas. Ministry of the Environment "does not anticipate any environmental concerns with developments compatible with the present use taking place in the area".

2.8 Heritage Resources

There are no Heritage Resources in the Neighbourhood. The sources contacted were: LACAC, the Local Architectural Conservation Advisory Committee, The Canadian Inventory of Historic Buildings and a list developed by Anthony Adamson in 1973.

However, there is a small cemetery located at the Westerly end of the Neighbourhood. (Refer to Section 5.1.5 Open Space / Undeveloped Land.)

There are two houses, number 187 and 255 Rymal Road West that appear to have certain heritage values.

3. SOCIO-ECONOMIC CHARACTERISTICS

3.1 General Population Characteristics

More than one half of the Neighbourhood is an existing residential built-up area and the Retirement Village. The population growth and decline is illustrated below.

Population Growth and Decline

Year	Kennedy		Kennedy Neighbourhood	City of Hamilton
	East	West	(Total)	
1972	644	33	677	304,391
1974	641	14	655	306,671
1976	620	27	647	312,601
1978	609	32	641	307,582
1980	576	24	600	306,853
1982	559	135	694	308,147

Sources: City of Hamilton Assessment 1972
Wentworth Regional Assessments 1974 - 1982

The population of Kennedy East experienced a decline over the ten year period of 85 persons. The population of Kennedy West dropped by more than one half from 33 persons in 1972 to only 14 in 1974, increased by 13 persons in 1976 and another 5 persons in 1978 to drop to total of 24 persons in 1980. The dramatic increase was experienced in 1982 totalling 135 persons due to the development of the Retirement Village. The Neighbourhood as a whole experienced a steady decline from 1972 - 1980 to grow by 94 persons in the year 1982. The population of the City of Hamilton increased in that same period.

Population By Age Distribution in 1982

KENNEDY EAST

Age Group	Male	Female	Total	% of Total
0 - 4	14	8	22	4.0
5 - 13	34	34	68	12.4
14 - 18	37	27	54	9.8
19 - 25	39	36	75	13.7
26 - 40	34	46	80	14.6
41 - 64	100	91	191	34.8
Over 64	22	22	44	8.0
Unknown	-	-	15	2.7
TOTAL	-	-	549	100.0 %

KENNEDY WEST

0 - 4	1	-	1	0.75
5 - 13	2	-	2	1.50
14 - 18	4	1	5	3.70
19 - 25	3	-	3	2.22
26 - 40	1	2	3	2.22
41 - 64	15	25	40	29.60
Over 64	32	47	79	58.50
Unknown	-	-	2	1.50
TOTAL	-	-	135	100.00 %

Source: 1982 Hamilton-Wentworth Statistics,
Hamilton-Wentworth Region, Planning and
Development Department.

The following tables compare the age distribution in Kennedy East and West Neighbourhoods with that of the City of Hamilton.

KENNEDY NEIGHBOURHOOD

Age Group	Male	Female	Total	% of Total	City of Hamilton % of Total
0 - 4	15	8	23	3.3	5.4
5 - 13	36	34	70	10.0	11.6
14 - 18	41	28	69	10.0	7.7
19 - 25	42	36	78	11.3	14.1
26 - 40	35	48	83	12.0	20.7
41 - 64	115	116	231	33.3	25.0
Over 64	54	69	123	17.7	11.7
Unknown	-	-	17	2.4	3.8
TOTAL	-	-	694	100.0 %	100.0 %

The age distribution in the Neighbourhood is similar to that of the City of Hamilton in the younger age groups. The City of Hamilton has somewhat larger percentage of population in the age group of 26 - 40, while the substantial percentage of "young - old" (41 - 64) and over 64 is evident in the Neighbourhood due to the concentration of these "older" groups in the Retirement Village.

The following table compares the age profile for the City of Hamilton and Province of Ontario.

AGE CATEGORY	CITY OF HAMILTON (1982)	ONTARIO (1976)	PROJECTION FOR ONTARIO (2001)*
0 - 19	25.6	34.9	29.5
20 - 44	36.3	36.4	37.3
45 - 64	26.0	19.8	22.1
OVER 65	12.1	3.9	11.1

* Based on Statistics Canada Projections using 1975 as a baseline.

The "young - old" age group (45 - 64) in this table is larger in the City of Hamilton in comparison with the (1976) Ontario but similar to that of the projected (2001) population for the Province.

Sources: Region of Hamilton-Wentworth Planning and Development Department, Statistics Canada Population Projections, 1976 - 2001.

However, a large percentage of the "young-old" group not only in the City of Hamilton but in the Province of Ontario indicates that the population is aging. The following table shows Senior Citizen Population Projections to 2006 for Ontario in actual numbers.

SENIOR CITIZEN POPULATION PROJECTIONS TO 2006 - ONTARIO

Age Group	1983	1987	2001	2006
65 - 69	309,200	355,600	422,100	442,600
70 - 74	248,700	278,500	385,700	384,200
75 - 79	172,200	199,100	316,200	327,300
80 - 84	106,000	122,000	196,600	239,500
85 - 89	53,300	60,200	108,600	123,500
90 - +	25,900	28,000	48,100	58,800
TOTAL	915,300	1,043,400	1,477,300	1,575,900

Sources: Stat.Can. - Statistics Canada, 1981,
Components of Population Growth, 1984 - 2006

The demographic changes evident from the above tables indicate the need for the provision of housing for the specific needs of senior citizens. Planned retirement communities like the St. Elizabeth Village could fulfill that need not only on a local basis but should have a broader, regional character.

3.2 Number of Dwelling Units

In 1982 the number of dwelling units in the Neighbourhood was as follows:

- Kennedy East - 173 at an average of 3.3 persons per residential unit.
- Kennedy West - 89 at an average 1.8 persons per residential unit.

4. COMMUNITY FACILITIES AND SERVICES

4.1 Schools

There is only one existing school in the Neighbourhood - Corpus Christi. This school belongs to the Roman Catholic Separate School system. The locations of other schools in the area is illustrated in figure 4.1.

It appears that the Public School system has the capacity to absorb students that would result from the residential development of the Neighbourhood.

Although the Board of Education of the City of Hamilton owns a 2.428 hectare site, the construction of an elementary school is not likely to occur as long as busing of students to schools is a preferred alternative.

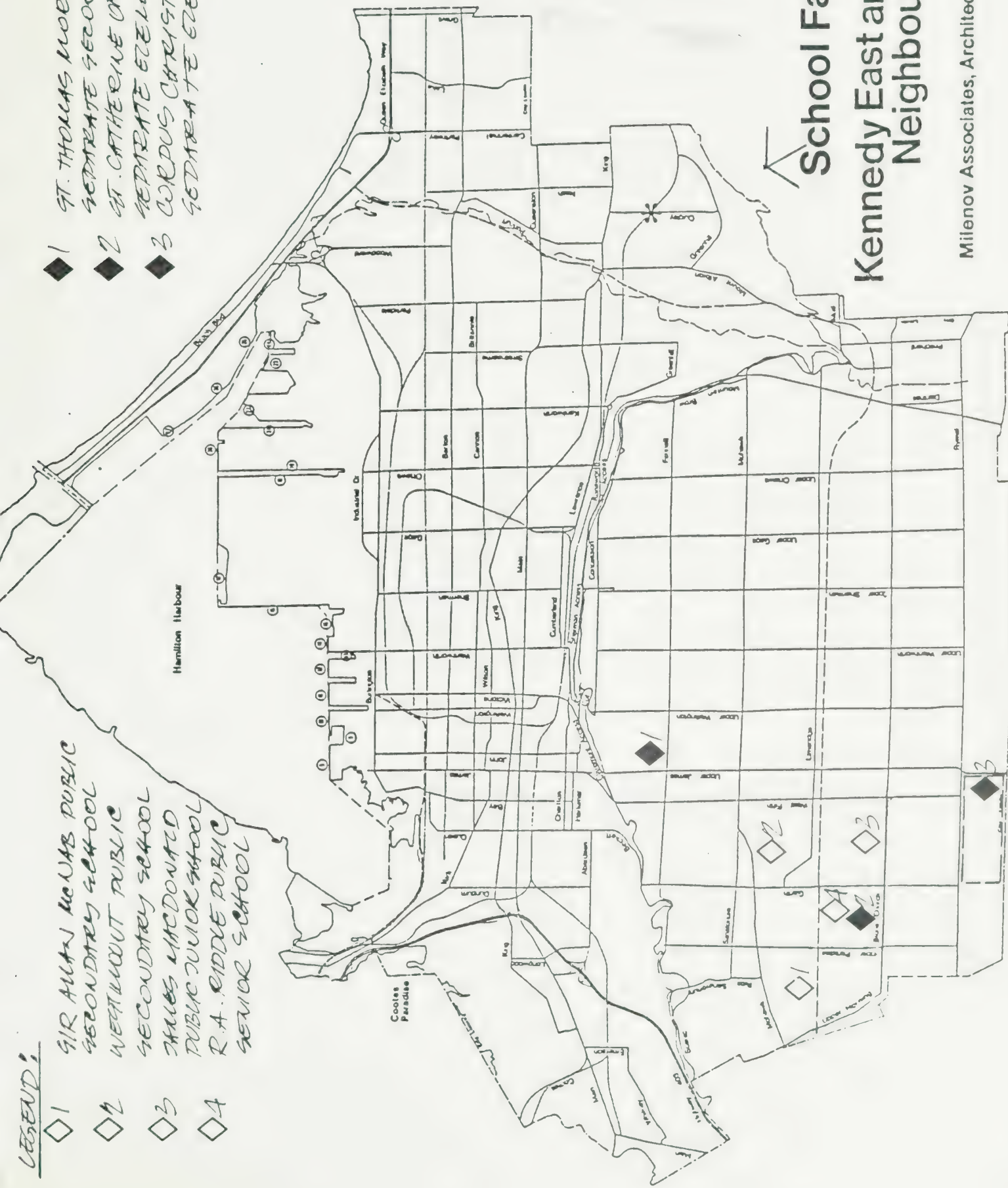
Elementary school students who are enrolled in the Roman Catholic School System are bused to Corpus Christi in the Neighbourhood, or St. Catherine of Sienna. High school students are bused to St. Thomas Moore. Both elementary schools as well as the secondary schools do not have a large amount of excess capacity since they service the urban as well as the rural areas.

4.1.1 Schools with Park Facilities

- R. A. Ridell Elementary School
 - 2 baseball diamonds with backstops
 - soccer field
 - traditional playground with climber and sandbox
 - a 21.5 m x 13.7 m gym with a 393 seated assembly capacity, partition, basketball court and 4 nets, volleyball court, soccer markings and 4 climbers
 - an actual area of 4.03 ha, 1.59 ha of which is useable and in fair condition.

1	GIR ARMAN MCNAB PUBLIC SECONDARY SCHOOL
2	WESTMOUNT PUBLIC SECONDARY SCHOOL
3	THOMAS MACDONALD PUBLIC JUNIOR SCHOOL
4	R.A. MIDDLE PUBLIC SENIOR SCHOOL

- 1 GT. THOMAS MORE
SEPARATE SECOND
- 2 ST. CATHERINE OF S
SEPARATE ELEVEN
- 3 WARDUS CHURCH
SEPARATE ELEVEN



School Facilities Kennedy East and West Neighbourhoods

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Figure

St. Catherine of Siena Roman Catholic Elementary School
 asphalt play area
 grassed play area
 296.5 sq. m gym with basketball court and
 nets, changerooms and showers
 and an area of 1.59 ha, 1.03 ha of which is
 useable, but has poor visual condition rating.

Westmount Secondary School
 auditorium
 a senior gym that is 31.4 m x 24.4 m with
 a 805 seated capacity, partition, bleachers,
 3 basketball courts and 10 nets, 4 volleyball
 courts, 8 badminton courts, 2 climbers, and a
 scoreboard
 junior gym that is 23.2 m x 14.6 m with a 456
 seated capacity, basketball court and 6 nets,
 2 volleyball courts, and an archery net
 football field with goals/2 soccer fields
 and an actual area of 11.77 ha, 8.18 ha of
 which is usable and in good condition.

Sir Allan MacNab Secondary School
 2 outdoor basketball backboards
 football/soccer field
 senior gym that is 30.2 m x 24.7 m with a 500
 seated capacity, partition, 3 basketball
 courts with 10 nets, 4 volleyball courts, 8
 badminton courts and a weight room.
 junior gym that is 14.6 m x 24.7 m with a
 480 seated capacity, basketball courts and 6
 nets, 2 volleyball courts.
 an auditorium
 and an actual area of 13.28 ha, 8.41 ha of
 which is useable and in fair condition.

4.2 Library Services

The community is serviced by the Terryberry Library
 (see figure 4.2). the library is the largest of the three
 libraries serving the southern portion of Hamilton above the
 escarpment.

TERRY HERBY PUBLIC
LIBRARY
BOOKMOBILE STOPS



Library Services Kennedy East and West Neighbourhoods

Milenov Associates, Architect and Planners

Figure

However, the library has space difficulties in meeting current demands in areas such as toddler time and storytime, records, cassettes, best-sellers, paperbacks, children's books and video collections. At peak periods there are not enough study and reading space as well as meeting room and program space. The library does not have sufficient parking facilities for its current users. This year, a proposed expansion was removed from the capital budget of the Hamilton Public Library Board. Any substantial future development would add to the problem of a severe shortage of community library services. The Bookmobile stops closest to the Neighbourhood are illustrated on Figure 4.2.

The locations are: St. Elizabeth Village specifically catered to seniors (seniors van), Garth Street and Garrow Drive, Upper Gage and Edwina, Upper Gage and Upper Ottawa. These services are provided based on circulation and could be extended or relocated to other suitable locations.

4.3 Cultural and Recreational Facilities

There is a wide variety of cultural and recreational facilities in the City of Hamilton which will be used by the future population of the Neighbourhood.

Elementary schools and their corresponding facilities are included in the category of Neighbourhood parks. Secondary schools with it's facilities are included in the category of community parks.

An area of 2.428 hectares on the western boundary of Kennedy East Neighbourhood owned by the Board of Education and 1.74 hectares by the city of Hamilton (refer to figure 1.4) is designated in the Official Plan as open space (recreational, civic and cultural). There is no proposal at present to develop these sites.

4.4 Churches

There are two churches in the Neighbourhood. One is located on Upper James Street - Corpus Christi Church and Rectory, and the other, a non-denominational church in the St. Elizabeth Village, St. Imre's Ecumenical Church.

4.5 Medical Services

There are no medical services available in the Neighbourhood. Hospitals, emergency ambulance services and services by private doctors and dentists are available in the City of Hamilton. However, a 145 - bed Custodial Care Home (Nursing Home) is located in the St. Elizabeth Village. A substantial amount of medical office space is available but not utilized in the Professional Building of the St. Elizabeth Village.

4.6 Policing and Justice

Police services are provided by the Hamilton-Wentworth Regional Police Department from their Mountain Police Station at Upper Wellington Street and Inverness Avenue East. Full services include regular police activities and a number of community services to aid victims and educate residents.

Court facilities are available at the Ministry of the Attorney General, 50 Main Street East; Criminal cases are heard at 125 Main St. E.; Unified Family Court is located at 100 James St. S.; Provincial Offenses Court is at 32 James St. S.; and Small Claims Court location is at Hunter and Walnut Streets.

Source: Research Branch of Hamilton-Wentworth Regional Police Department, October 25, 1985.

4.7 Fire Protection

Fire protection for the Neighbourhood is provided by the City of Hamilton Fire Department from two locations: Station 12 at 799 Upper Wentworth Street or Station 3 at Garth and Mohawk Road. Future development will be serviced from a proposed fire station to be located in the area of Stone Church and Upper Wellington.

Source: City of Hamilton Fire Department

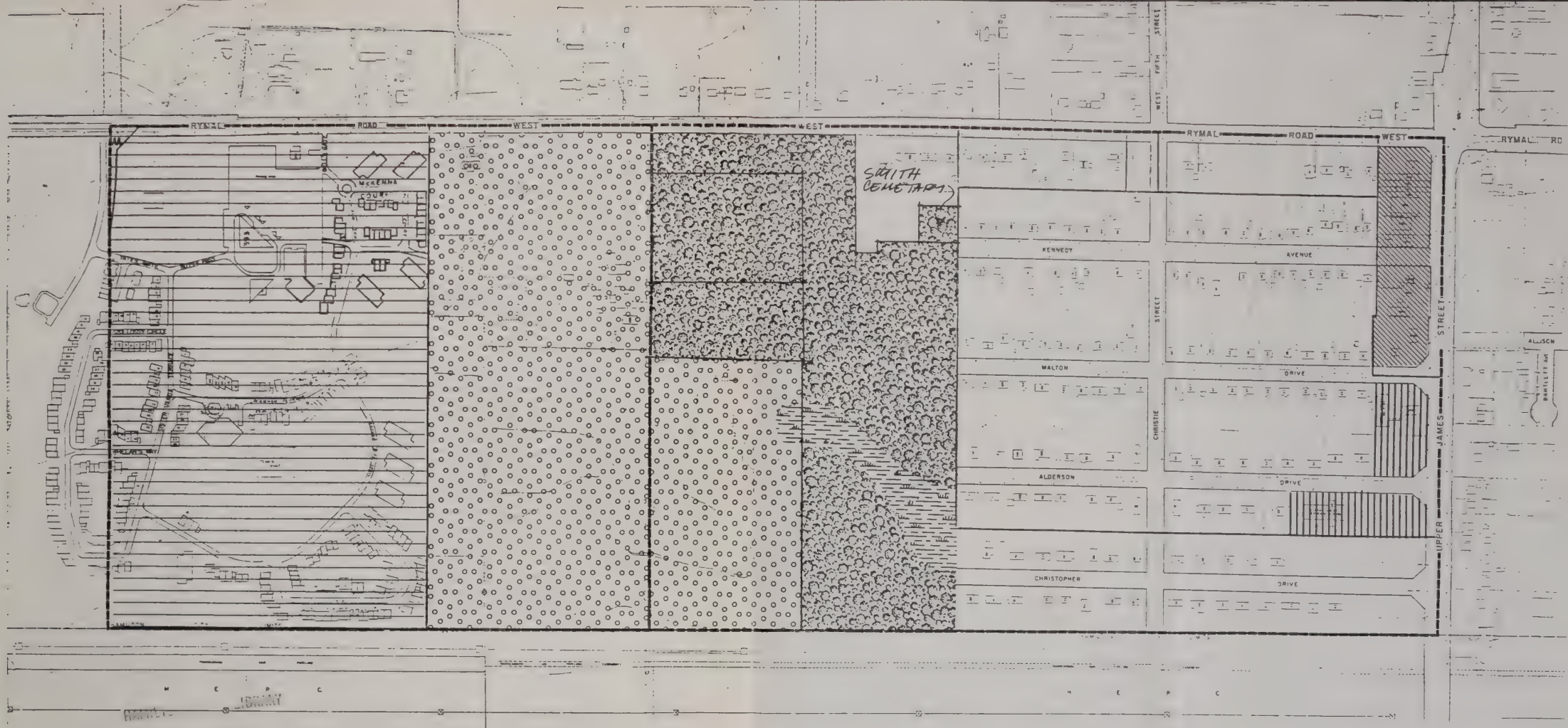
4.8 Mail Delivery

Mail delivery is provided by Canada Post daily from Monday to Friday. "Mail delivery to future developments would have to be investigated to determine if said area qualifies for mail service in accordance with delivery policy in effect at the time." (Mr. Stewart C. Metcalf, Delivery Requirements Officer, Canada post, Station "F", Hamilton.)

4.9 Garbage Collection

Garbage collection services are provided to all residents of the City of Hamilton. Garbage in the Neighbourhood is collected at curbside once a week and will be provided to any new development in the Neighbourhood.

Source: Public Works Department, City of Hamilton.



LEGEND:

- RESIDENTIAL, SINGLE FAMILY
- COMMERCIAL
- INSTITUTIONAL
- OPEN SPACE, UNDEVELOPED
- UNDEVELOPED (ST. ELIZABETH HOME SOCIETY)
- RESIDENTIAL, SPECIFIC - SENIORS
- WETLANDS

Existing Land Use Kennedy East and West Neighbourhoods

Milenov Associates, Architect and Planners



Figure 5.1

5. EXISTING LAND USE

The existing land uses in the Neighbourhood are shown on Figure 5.1. This information is based on a "windshield inspection" carried out in October of 1985 and on data obtained from the Regional Planning and Development Department.

Basically five groups of land uses were identified, each having various sub-groups. These groups are as follows.

5.1 Land Use Components

5.1.1 Residential

In Kennedy East and West Neighbourhoods the predominant land use component is residential. The majority of these are devoted to single detached units and ground-related attached, single-story houses of brick-veneer construction.

The bulk of residential areas are concentrated along the existing residential streets on both sides of Christie Street. A number of houses are fronting onto Rymal Road West, some of which have large lots. All houses appear to be in good condition.

The attached units located in the St. Elizabeth Village are grouped around the Village internal street system. They are all of new construction.

5.1.2 Commercial

The concentration of individual commercial establishments occur on the South-West corner of Rymal Road West and Upper James Street. All of these front along Upper James Street.

One commercial establishment, a barber shop, is located on the South-West corner of Rymal Road West and Christie Street.

There is a small concentration of retail commercial uses located in the Professional Building in the St. Elizabeth Village. This building offers several floors of potential medical and general office space. Only one floor is currently occupied by various professional offices.

5.1.3 Institutional Uses

There are a few institutional uses in the Neighbourhood: Corpus Christie Separate School, Corpus Christie Church and Rectory, St. Imre's Ecumenical Church and St. Elizabeth Villa Nursing Home.

5.1.4. Agricultural

Agricultural uses in the Neighbourhood are limited to corn crops and an orchard. The activity appears to be carried out from one farm which has a farm house and a barn. (Cooper - Refer to Figure 1.4.)

5.1.5 Open Space / Undeveloped Land

Approximately one third of the Neighbourhood is vacant land. (An area under orchard and farm land is included). A total of 4 hectares owned by the Board of Education and the City of Hamilton is designated for major institutional - open space uses. (Refer to Section 1.4 Land Tenure, Figure 1.4 and 5.1).

A small cemetery (Smith Cemetery) is located at the westerly end of Kennedy Avenue as indicated on Figure 5.1.

6. TRANSPORTATION AND UTILITIES

6.1 Transportation

6.1.1 Roads and Traffic

Kennedy East and West Neighbourhoods are bounded on two sides by arterial roads: Rymal Road to the north and Upper James Street to the east. Christie Street, a collector road, runs North-South and is terminated at the City Limits.

Four local roads run from Upper James Street in a Westerly direction and all are terminated at the Easterly line of Cooper Property as indicated on Figure 6.1

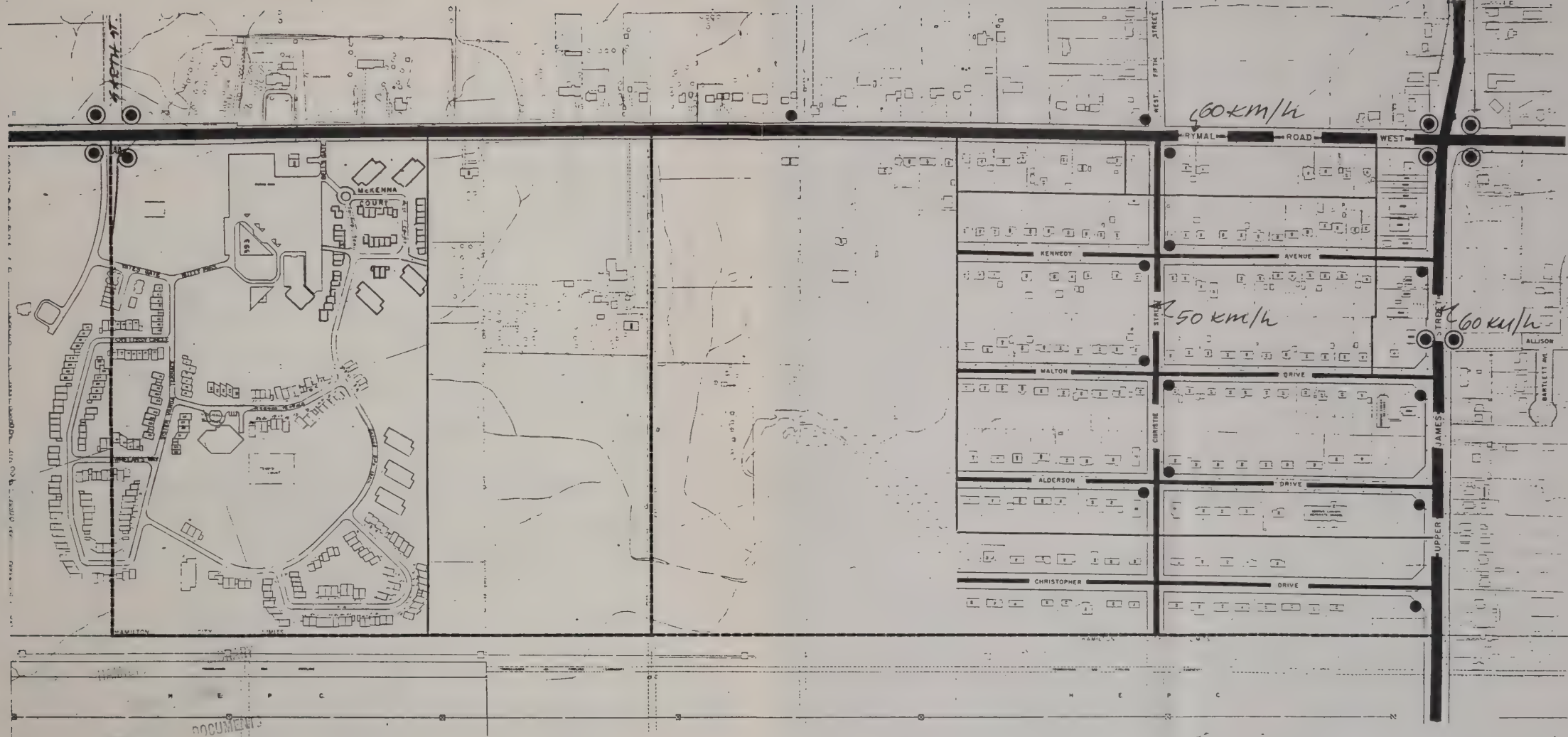
Speed limits and stop signs are illustrated on Figure 6.1. The most heavily travelled street is Upper James, in both directions. Rymal Road West - two lanes and Upper James Street - four lanes are paved permanent roads. Christie Street and all local roads are two lane permanent paved roads and are in good condition.

St. Elizabeth Village has its own internal (paved) road system with main access to Rymal Road West via an extension of Garth Street.






6.1.2 Parking

Due to the relatively low density of population in the area no parking problems were observed. Curb parking is only permitted on the local roads.

Both Corpus Christie Church and Corpus Christie Separate School have their own parking areas. Parking for commercial establishments along Upper James Street is located in front with the access from the street.

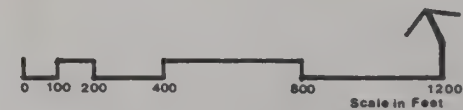


LEGEND:

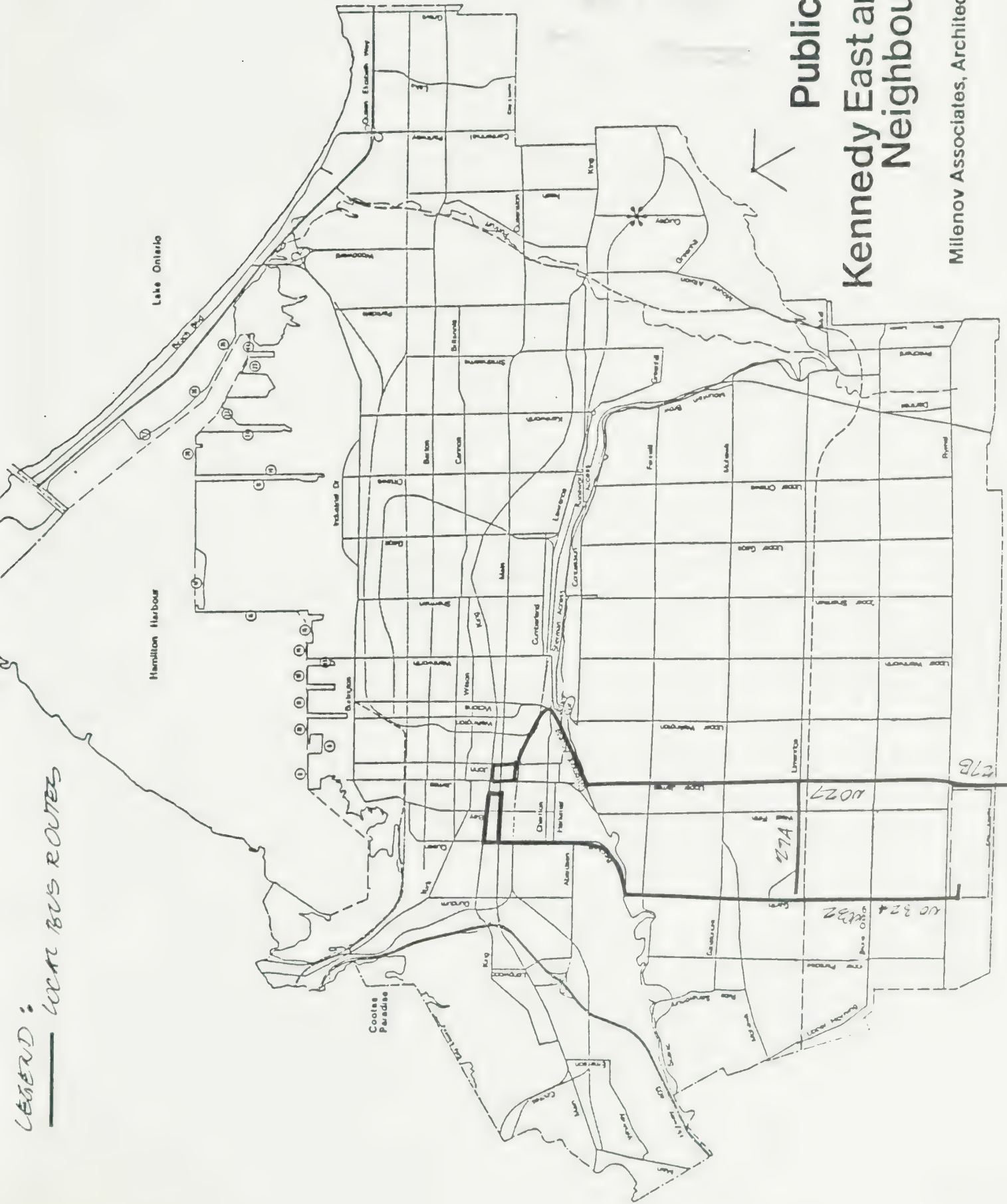
-  ARTERIAL ROAD
-  COLLECTOR ROAD
-  LOCAL ROAD
-  STOP SIGN
-  TRAFFIC LIGHTS

Roads and Traffic Kennedy East and West Neighbourhoods

Milenov Associates, Architect and Planners



LEGEND: LOCAL BUS ROUTES



Public Transit Kennedy East and West Neighbourhoods

Milenov Associates, Architect and Planners

Figure

Parking for residential units in the St. Elizabeth Village is provided in private garages and along the streets. There is a large parking lot to serve the Professional Building, Custodial Care Home and the Church.

6.1.3 Public Transit

The Hamilton Street Railway Company provides bus service to the Neighbourhood. Bus routes are illustrated on Figure 6.2.

Two bus routes, No. 32 & 32A and No. 27 & 27B link the Neighbourhood with the downtown Hamilton and are connected to the East-West routes of the Hamilton area.

Frequency schedule for these routes is as follows:

Route and Number	Sat.	Sun.	Am Peak 6-9am	Mid Day 9-2pm	PM Peak 2-6pm	Every Evening 6-9pm	Late Evening 9 pm
Upper James 27/A/B	15-20	30	10	15	10	15	15-20
Garth 32/A	20-30	45	12-15	30	15-30	30	30

"Future service will be developed to respond to the rate of growth in the area consistent with our operating guidelines." (D. Turvey, Director, Transportation and Planning, The Regional Municipality of Hamilton-Wentworth Department of Transportation.)

6.2 Utilities

6.2.1 Water Supply

The built-up area of the Neighbourhood has municipal water available from the present water system.

A 400 mm water main runs along Rymal Road West and Upper James Street, 200 mm along Christie Street and 150 mm along all other streets in the existing built-up area.

Source: The Regional Municipality of Hamilton-Wentworth, Engineering Department.

6.2.2 Sanitary Sewer

Currently the existing built-up area is not serviced by the Municipal sanitary sewers other than a small area of existing commercial at the intersection of Rymal Road West and Upper James Street.

The St. Elizabeth Village has its own private sewer system and a pumping station. The sewer is pumped at a controlled rate into the Municipal system with the connection at the corner of Garth Street and Claudette Gate.

Figure 6.3 shows part of the proposed sanitary (and storm) sewer systems in the existing built-up area.

6.2.3 Storm Water Drainage

The storm drainage in the existing built-up area consists of open ditches discharging into the Twenty Mile Creek. Proposed dual sewer for that area is indicated on Figure 6.3.

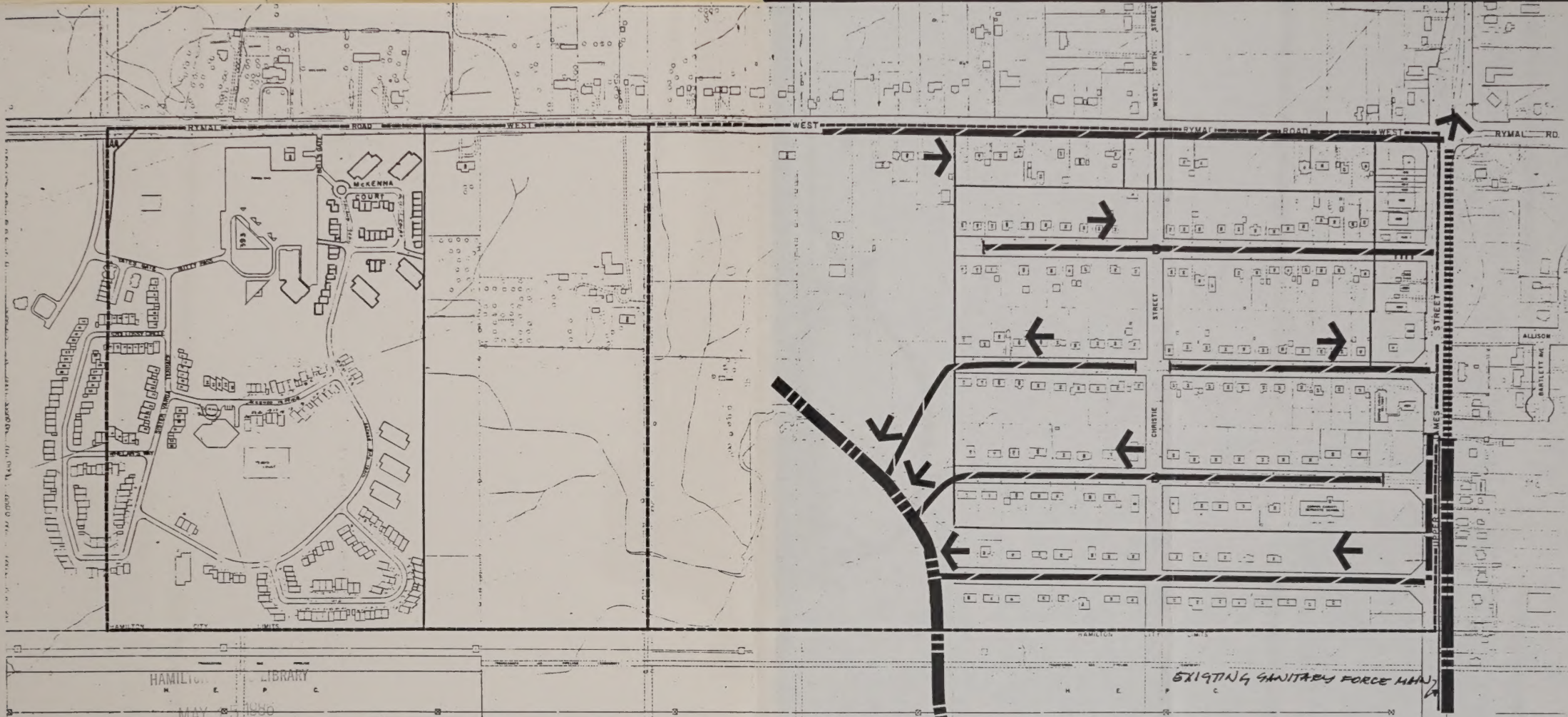
St. Elizabeth Village has a private storm drainage open-ditch system with a series of retention ponds.

Sources: The Regional Municipality of Hamilton-Wentworth
Engineering Department
St. Elizabeth Village

6.2.4 Hydro Electricity

Local electrical supplies are more than capable of providing all required power for the foreseeable future, and no shortages are anticipated.

Source: Hamilton Hydro Electric

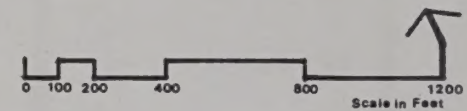


LEGEND:

- DUAL GSEWER (EXISTING)
- FUTURE DUAL GSEWER
- FUTURE SANITARY GSEWER
- FUTURE STORM GSEWER
- EXISTING SANITARY FORCE MAIN

Sewers Kennedy East and West Neighbourhoods

Milenov Associates, Architect and Planners



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